

# UNOFFICIAL COPY

## TRUSTEE'S DEED

IN  
TRUST

95738710

DEPT-01 RECORDING 923.00  
T#0012 TRAN 7231 10/30/95 14:34:00  
#8127 1 CG \*-95-738710  
COOK COUNTY RECORDER

The above space for recorder's use only

2300

7575189 02  
OK  
10

THIS INDENTURE, made this 19th day of October, 1995 between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 27th day of July, 1990, and known as Trust Number 10-1579, party of the first part, and AETNA BANK, AS TRUSTEE U/T/A DATED SEPTEMBER 25, 1995 AND KNOWN AS TRUST NO. 10-4406

2401 N. HALSTED of CHICAGO, ILLINOIS 60614 parties of the second part.

WITNESSETH, that said party of the first part in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and

valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 2 IN KINIZE'S FIRST INDUSTRIAL PARK ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTH WEST 1/4 AND PART OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**\*\*SEE ATTACHED RIDER\*\***

Permanent Real Estate Index No. 02-15-200-012-0000

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, PUBLIC AND UTILITY EASEMENTS; ROADS OR HIGHWAYS; GENERAL TAXES FOR YEAR 1995 AND SUBSEQUENT YEARS.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trusts deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS  
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

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COUNTY OF COOK  
STATE OF ILLINOIS

SS.

I, Becky D. Ziviski a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY, THAT Michael J.  
Kalitowski

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a  
banking corporation, and Michael C. Winter, Assistant Trust  
Officer of said banking corporation, personally known to me to be the same persons,  
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,  
and Assistant Trust Officer, respectively, appeared before me this day in person and  
acknowledged that they signed and delivered the said instrument as their own free and  
voluntary acts, and as the free and voluntary act of said banking corporation as Trustee,  
for the uses and purposes therein set forth and the said Assistant Trust Officer did also  
then and there acknowledge that he/she, as custodian of the corporate seal of said  
banking corporation, did affix the said corporate seal of said banking corporation to said  
instrument as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of October, 1995

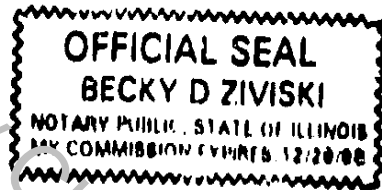
Becky D. Ziviski  
Notary Public

COOK  
CO. REC. 616  
059355



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

OCT 27 1995 DEPT. OF REVENUE 588.25



0128756

COOK  
CO. REC. 616  
059356



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

OCT 27 1995 DEPT. OF REVENUE 588.25

059358

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP OCT 27 1995 588.25

315-345 W. NORTHWEST HIGHWAY  
PALATINE, ILLINOIS 60067

For information only insert street  
address of above described property.

THIS INSTRUMENT PREPARED BY:  
MICHAEL J. KALITOWSKI  
FIRST BANK AND TRUST COMPANY OF ILLINOIS

300 East Northwest Highway  
Palatine, Illinois 60067

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THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN, THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

in no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust in relation to said real estate shall be conclusive evidence in favor of lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or assessment appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, what other similar to or different from the ways above specified, at any time or times hereafter.

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